



COXHEATH PARISH COUNCIL

CLERK: T M Ketley

60 Stockett Lane,
Coxheath, Maidstone,
Kent ME17 4PY

Telephone : (01622) 745332

E – Mail: terryketley@btinternet.com

Website: www.coxheath.net

MINUTES of the PLANNING COMMITTEE MEETING

**held in the Parish Office, Coxheath Village Hall, Stockett Lane, Coxheath at 7.50pm on
Thursday 21st June 2018**

Present: Cllrs R Divall; R Webb; K Woollven; Mrs V Page; C Parker.

In Attendance: T Ketley (Parish Clerk).

Apologies: None.

Members of the public: 1

It was noted that Cllr R Divall had been appointed to the chairmanship of the Planning Committee meeting at the Annual General Meeting of the Parish Council on 31st May 2018.

1. **PART 2 ITEMS – TO CONSIDER WHETHER ANY ITEMS SHOULD BE TAKEN IN PRIVATE BECAUSE OF THE POSSIBLE DISCLOSURE OF EXEMPT INFORMATION:**

It was noted that there were no items to be taken in Part 2 of the meeting due to the possible disclosure of exempt information.

2. **REPRESENTATIONS FROM THE GENERAL PUBLIC:**

Mrs M Spalding sought clarification of certain issues relating to the planning application to be taken under Minute 5e.

3. **MINUTES OF THE PREVIOUS MEETING – 10th MAY 2018:**

These were confirmed as a true record.

4. **MATTERS ARISING OUT OF PREVIOUS MINUTES:**

- a. MA/13/1979 – Land north of Heath Road, Coxheath (known as Olders Field)
Outline planning application for up to 55 residential dwellings with access.
After a long delay, Maidstone Borough Council had approved the outline application, subject to fifteen conditions, on 10th January 2018. There had been no further developments since the last Planning Committee meeting.
- b. 17/502072/OUT – Site H1(60), Forstal Lane, Coxheath
Outline application for residential development of up to 210 dwellings, together with access off Forstal Lane, 1.85 hectares of open space and associated infrastructure (access being sought).
Following the completion of the Section 106 agreement, Maidstone Borough Council had approved the outline application, subject to twenty-five conditions and one

informative, on 27th February 2018. Chartway Construction had submitted an Archaeological Evaluation Report on 30th May 2018, pursuant to Condition 4 of the outline approval.

- c. 17/506541/KAAL – The Victoria Inn, Heath Road, East Farleigh
Construction of five new Local Needs Homes', including access, garages and a new landscape scheme.
Maidstone Borough Council had approved the application, subject to thirteen conditions and four informatives, on 22nd May 2018.
- d. 18/500121/FULL – Blossom Lodge, Stockett Lane, East Farleigh
Erection of a building to provide a community centre/school with associated ramps, play area and parking facilities for families living at Blossom Lodge Park (part retrospective).
The application had been recommended for refusal at the Parish Council Planning Committee meeting held on 25th January 2018. Although no decision appeared to have been taken by Maidstone Borough Council, a letter of support had been submitted by Anglia Ruskin University.
- e. 18/500618/FULL – Land South of Heath Road, Linton
Erection of a new medical centre with associated parking, landscaping and the creation of a new vehicular access into Heath Road.
It was clear from correspondence from the West Kent Clinical Commissioning Group that they were not committed at this stage to the site at Clockhouse Farm and were in discussion with both existing medical practices to produce an acceptable business plan. It was understood that the application could be considered at the Maidstone Borough Council Planning Committee meeting to be held on 5th July 2018.
- f. 18/501268/HYBRID – Land South of Heath Road, Coxheath
Variation of Conditions 10 (Materials) and 20 (to allow the retention of the existing hedge) pursuant to Application 16/506648/HYBRID.
The Parish Council had decided not to object to the variation of conditions but had suggested that the footway to the east of the site entrance was now unnecessary since it would only connect to a currently redundant bus stop. The decision had been taken at the Parish Council Planning Committee meeting held on 29th March 2018. There had been no developments since the last Planning Committee meeting.
- g. 18/501666/FULL – 6 Stockett Lane, Coxheath
Erection of a porch to the front elevation and a part single, part two-storey rear and side extension (*pursuant to refusal of Planning Application 17/506156/FULL*)
Maidstone Borough Council had approved the application, subject to three conditions, on 6th June 2018.
- h. 18/501676/FULL – Beulah, 59 Heath Road, Coxheath
Demolition of an existing shed/outbuilding and erection of a single-storey side and rear extension.
Maidstone Borough Council had approved the application, subject to three conditions, on 12th June 2018.
- i. 18/502063/FULL – 10 Amsbury Road, Coxheath
Garage conversion, addition of a front porch and construction of a cart lodge with log store and canopy roof.
The application had been recommended for approval at the Parish Council Planning Committee meeting held on 10th May 2018.

- j. 18/502211/FULL – 7 Mill Lane, Coxheath
Erection of a proposed first-floor side extension.
Maidstone Borough Council had approved the application, subject to three conditions, on 14th June 2018.
- k. 18/501334/FULL – Land West of Pleasant Valley Farm, East Farleigh
Erection of a new detached dwelling.
Maidstone Borough Council had refused the application on the grounds that it would cause unacceptable visual harm to the character and appearance of the area, on 18th May 2018.

5. NEW PLANNING APPLICATIONS FOR DISCUSSION

- a. 18/502601/FULL – Land to the rear of 161 Heath Road, Coxheath
Erection of ten dwellings comprising two detached and four pairs of semi-detached houses of two-storey design with associated access, parking and landscaping.
In view of the fact that the site was specifically excluded from the Maidstone Local Plan and was shown on the map of Coxheath as being outside the settlement boundary, it was considered to be contrary to Policy SP13. Taking into account the additional concerns over the amenity of local residents and parking both during the construction stage and after construction, it was agreed that the application should be recommended for refusal.
- b. 18/502602/FULL – Land to the rear of 161 Heath Road, Coxheath
Erection of ten dwellings comprising two detached and four pairs of semi-detached houses of two-story design with associated access, parking and landscaping.
Although the plans indicated an alternative layout of the proposed buildings and different access arrangements, it was felt that this was insignificant and that the application should be recommended for refusal, on similar grounds to 18/502601/FULL.
- c. 18/502605/FULL – 20 Gresham Road, Coxheath
Erection of a single-storey side and rear extension.
In the absence of any controversial elements to the plans, it was agreed that the application should be recommended for approval.
- d. 18/502704/FULL – 6 Gresham Road, Coxheath
Demolition of an existing garage and erection of a single-storey side/part rear extension.
In the absence of any controversial elements to the plans, it was agreed that the application should be recommended for approval.
- e. 18/502887/FULL – Corylus Cottage, 165 Heath Road
Demolition of the existing single-storey extension and erection of a two-storey rear and single-storey side extension, single-storey side extension and a wooden structure framework to the front, as a feature.
After close inspection of the plans, there were considerable concerns over the size and scale of the proposed rear extension and the potential loss of amenity and light to the neighbouring property. There was also the question of the two-storey extension sharing an existing party wall with the neighbouring property and the absence of a Certificate B. In these circumstances, it was agreed that in its present form, the application should be recommended for refusal.

6. PLANNING APPLICATIONS FOR RATIFICATION

The following applications had been considered at an interim Planning Committee

meeting held immediately after the Parish Council meeting on 31st May 2018:-

- for
- a. 18/501214/FULL – Land next to Primrose Paddock, Stockett Lane, East Farleigh Part retrospective and part change of use from disused agricultural land to storage/parking and valeting of vehicles and associated portable building for office/store.
It was considered that this application represented inappropriate and potentially unsafe development of the countryside and it should be recommended, therefore, refusal.
 - b. 18/502243/FULL – 56 Stockett Lane, Coxheath
Proposed single-storey side and rear extension.
In the absence of any controversial elements to the plans, it was agreed that the application should be recommended for approval.
 - c. 18/502445/FULL – 46 Chestnut Drive, Coxheath
Erection of a two-storey side extension and a single-storey rear extension to a semi-detached house.
In the absence of any controversial elements to the plans, it was agreed that the application should be recommended for approval

7. **CORRESPONDENCE/REPORTS:**

Linden Farm MUGA

It was noted that the Clerk had chased Chartway once again to provide possible dates for a joint meeting.

Meeting with DHA Planning on New Medical Centre

It was noted that there had been no further developments.

Workshop on Community Infrastructure Levy – 20th June 2018

It was reported that Cllr R Webb had been unable to attend the workshop held on 20th June 2018. As a result, no-one had been present to represent Coxheath.

Gypsy and Traveller Group Meeting

It was noted that Cllrs R Webb and G Down had attended the meeting at Maidstone Borough Council on 4th June 2018. Various documents had been circulated arising from the meeting and these would be forwarded to Cllrs R Webb and G Down in due course.

Consultation Event – Forstal Lane Development

It was reported that rumours were circulating that Chartway would be holding an information/consultation exhibition at Coxheath Village Hall towards the end of June 2018. The Clerk had no knowledge of this event and undertook to find out more details.

Maidstone Local Plan Stakeholder Survey

It was noted that Maidstone Borough Council were undertaking a survey to look at public perceptions of the consultation process on the Maidstone Local Plan. Comments were required to be submitted by 5th August 2018.

Naming of Development at 103 – 105 Heath Road

It was noted that Maidstone Borough Council had approached the Parish Council for a suggested name to be applied to the flats at 103 – 105 Heath Road (the Londis Store). The suggestions put forward by the owner were not considered to be appropriate and so it was agreed that the subject would be discussed and agreed at the June Parish Council meeting.

Greensand Ridge – AONB

Cllr K Woollven gave advance notice of his intention to raise this subject at the June Parish Council meeting, following discussions at the KALC Maidstone Area Committee Annual General Meeting on 11th June 2018. In the meantime, Cllr C Parker agreed to re-examine his comments on this subject in the context of the Coxheath Neighbourhood Plan and Maidstone Local Plan and forward relevant extracts to the Clerk.

8. **DATE OF NEXT MEETING:** **7.30pm on Thursday 12th July 2018**

There being no further business to discuss, the meeting closed at 09.15pm